

Exhibit B

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Location: City, State, or ZIP

New York Manorhaven

Views: 2,167

Sands Point, NY

For Sale: \$2,390,000Price Cut (May 7): **-\$109,000**

Zestimate: \$2,160,444

Est. Mortgage: **\$8,602/mo**[See current rates on Zillow](#)[CHASE Cash Back can save you thousands](#)**Bedrooms:** 5 beds**Bathrooms:** 6 baths**Single Family:** 6,000 sq ft**Lot:** 89,733 sq ft**Year Built:** 1991**Last Sold:** Aug 2005 for \$2,365,000**Heating Type:** [Contact for details](#)

Photos

Map

Bird's Eye

Street View

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Description

Streaming Sunlit Home With Soaring Ceilings And Open Floor Plan In This One Of A Kind Post Modern Treasure. This Contemporary Home Featuring 5 Bedroom 5 1/2 Baths Is Situated On A Two Flat Landscaped Acres On A Private Cul-De-Sac. Spacious Rooms Throughout. Great For Entertaining And Family Living.3...

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770

Cooling

Unknown

Parking

Unknown

Basement Type

Unknown

Fireplace

Unknown

Floor Covering

Unknown

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Zestimates

	Value	Range	30-day change	\$/sqft	Last updated
Zestimate	\$2,160,444	\$1.77M – \$4.32M	-\$28,099	\$360	05/14/2013
Rent Zestimate	\$8,548/mo	\$3.7K – \$15K/mo	-\$730	\$1.42	05/13/2013

Owner Estimate [Post your own estimate](#)**Agent Comment** You must sign-in and claim this listing in order to post a comment**Market Guide** Zillow predicts 11050 home values will increase 0.7% next year, compared to a 2.1% rise for Sands Point as a whole. Among 11050...[more](#)Zestimate | [Listing price](#) | [Rent Zestimate](#) | [more ▾](#)[1 year](#) | [5 years](#) | [10 years](#)**See homes for sale nearby. [Map homes](#)**

This home

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Contact a local buyer's agent to learn more.

- ☒ **Anne Arter**
(6 reviews)
Call: (516) 712-6293
- ☐ **Joanna Weber**
[Write a review](#)
Call: (516) 307-4692
- ☐ **Irene Rallis**
(9 reviews)
Call: (516) 712-6998

Your Name

Phone

Email Address

I am interested in 21 Elm Ct, Sands Point, NY 11050.

☐ I want to get pre-approved.[Contact Agent](#)[Learn how to appear in this list](#)**WELLS FARGO HOME MORTGAGE****Get \$250 off closing costs**

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Similar Homes for Sale

[\(undisclosed Address\),...](#)**For Sale: \$2,199,000**Beds: 5 Sqft: --
Baths: 5.0 Lot: 90082[23 Shorewood Dr, Sand...](#)**For Sale: \$3,795,000**Beds: 5 Sqft: 8500
Baths: 6.0 Lot: 87120[3 Elm Ct, Sands Point,...](#)**For Sale: \$1,599,000**Beds: 5 Sqft: 49876
Baths: 4.0 Lot: 49658[See listings near 21 Elm Ct](#)

11050
Sands Point

Price History

[View your 2013 Credit Score Instantly for \\$0](#)

Date	Description	Price	Change	\$/sqft	Source
05/07/2013	Price change	\$2,390,000	-4.4%	\$398	Accents On Real Estate, Inc.
04/03/2013	Price change	\$2,499,000	-2.0%	\$416	Accents On Real Estate, Inc.
03/14/2013	Price change	\$2,549,000	-1.9%	\$424	Accents On Real Estate, Inc.
04/18/2012	Listed for sale	\$2,599,000	--	\$433	Real Living
04/14/2012	Listed for sale	\$2,599,000	--	\$433	Accents On Real Estate Inc.
04/07/2012	Listing removed	\$2,599,000	--	\$433	Accents On Real Estate, Inc.
03/28/2012	Price change	\$2,599,000	-3.0%	\$433	Accents On Real Estate, Inc.
04/07/2011	Listed for sale	\$2,680,000	13.3%	\$446	Accents On Real Estate, Inc.
08/03/2005	Sold	\$2,365,000	--	\$394	Public Record

[fewer](#)

Tax History

Find assessor information on the [county website](#)

Year	Property taxes	Change	Tax assessment	Change
2012	\$39,493	-0.7%	\$7,370	19.4%
2011	\$39,767	15.1%	\$6,175	-7.7%
2010	\$34,546	9.5%	\$6,693	0.8%

[more](#)

Monthly Payment

Home price

\$2,390,000

Percent down: 20%



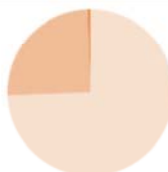
(\$478k)

Program:

Estimated Payment

\$11,562

Principal & Interest	\$8,602
Taxes	\$2,888
Homeowners Insurance	\$72



Nearby Similar Sales

[25 Shorewood Dr, Sands Point, NY 11050](#)

Sold on 8/29/2012: \$1,850,000

Beds: 4 Sqft: 2744
Baths: 5.5 Lot: 87120

[32 Old House Ln, Port Washington, NY 11...](#)

Sold on 7/11/2012: \$3,235,000

Beds: 7 Sqft: 6178
Baths: 5.5 Lot: 87555

[11 Forest Dr, Port Washington, NY 11050](#)

Sold on 10/23/2012: \$1,870,000

Beds: 5 Sqft: 4450
Baths: 3.5 Lot: 85400

[See sales similar to 21 Elm Ct](#)

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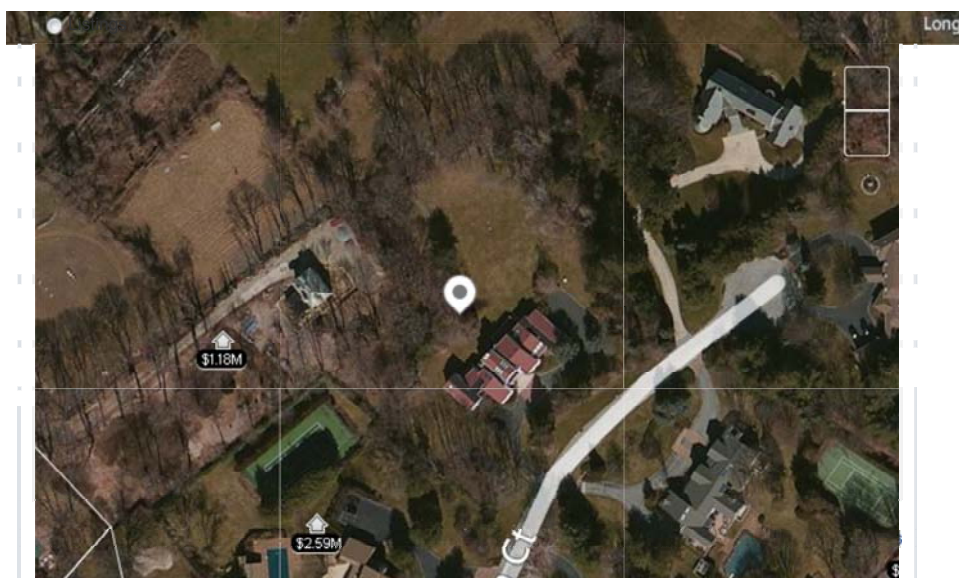
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Nearby Schools in Sands Point




Data and ratings provided by GreatSchools.org

	Grades	Distance
John J Daly Elementary	K-5	0.6 mi
Guggenheim Elementary	K-5	0.7 mi
St. Peter of Alcantara School	PK-8	1.3 mi
Happy Montessori School	None	1.3 mi
Manorhaven Elementary	K-5	1.5 mi
John Philip Sousa Elementary	K-5	1.5 mi
Paul D Schreiber Senior High	9-12	1.8 mi

[More schools in Sands Point](#)

Get more information

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[Write a review](#)
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- ☐  **Irene Rallis**
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☐ I want to get pre-approved.

[Contact Agent](#)

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Listing provided by

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Sherry Hakimian, [Accents On Real Estate, Inc.](#), (516) 627-9360, source: Real Living

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Elmont
Freeport
Great Neck
Hicksville
Levittown
Long Beach
Massapequa
Town of Hempstead
Valley Stream
Claremont Village
Concourse Village
Jamaica Center
Lenox Hill
Mount Eden
North Baldwin
North Corona
Olinville
Pelham Parkway
Seaside

Nearby Zip Codes

11025
11050

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21 Elm Ct, Sands Point, NY, 11050 is a single family home of 6,000 sqft on a lot of 89,733 sqft (or 2.06 acres). Zillow's Zestimate® for 21 Elm Ct is \$2,160,444 and the Rent Zestimate® is \$8,548/mo. This single family home has 5 bedrooms, 6 baths, and was built in 1991. This home's asking price dropped by \$109,000 on 05/07/2013. The 5 bed single family home at ([undisclosed Address](#)) in Sands Point is comparable and for sale for \$2,199,000. This home is located in Sands Point in zip code 11050. [East Meadow](#), [Elmont](#), and [Freeport](#) are the nearest cities.

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